

SURVEY NOTES

1. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS LOCATED IN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF HENDERSONVILLE AND IS ZONED R-15 & R-20 BY THE CITY OF HENDERSONVILLE (NOTED ON PLAT) YARD REQUIREMENTS: R-20: FRONT = 35', SIDE = 15', REAR = 20' B-15: FRONT = 30', SIDE = 15', REAR = 15' (SETBACKS NOT PLOTTED); NO ZONING LETTER OR REPORT PROVIDED TO SURVEYOR. *PLEASE REFER TO THE ZONING ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
6. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700957900J, EFFECTIVE DATE 10/22/2008.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONAL AGENCIES AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. THE PROVISIONS OF N.C.G.S. 47-30 SHALL NOT APPLY TO BOUNDARY PLATS OF AREAS ANNEXED BY MUNICIPALITIES. WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.
10. BOUNDARY LINES TAKEN FROM PREVIOUS PRELIMINARY SURVEYS FOR FIRST VICTORY, LLC. THE LATEST FIELD WORK PERFORMED 12/21/23. NO FIELD INSPECTIONS MADE AT THIS DATE.

BOUNDARY SURVEY NOTES:

PLAT CABINET B SLIDE 180A IS THE BASIS OF THIS SURVEY. SAID PLAT DISTANCES SHOW A FRONTAGE ALONG SIGNAL HILL ROAD OF 611'. EXCLUDING THE TWO 25' & 30' PLATTED RIGHTS OF WAY ON THE EAST AND WEST PERIMETER, AS SHOWN ON SAID PLAT, THE MEASURED FRONTAGE PER THIS SURVEY IS 591.98'. THE TOTAL GEOMETRY OF SAID PLAT DOES NOT FIT THE FOUND MONUMENTATION OF OUTSIDE PERIMETER. THIS SURVEY HOLDS THE LOCATION OF PERIMETER MONUMENTS FOUND. THIS SURVEY ATTEMPTS TO RECREATE THE TWO INTERIOR RIGHTS OF WAY (LAFOLETTE ST & AMAZING GRACE LN.) (AKA ALLEN) USING INTERIOR MONUMENTS FOUND. THE TWO 25' & 30' PLATTED RIGHTS OF WAY ON THE EAST AND WEST PERIMETER (AKA BREVARD AVE. & COLLEGE ST) ARE NOT INCLUDED ON THIS SURVEY AND ARE NOT USED AS ROADWAYS. SEEK LEGAL COUNSEL FOR RIGHTS OF OTHERS.

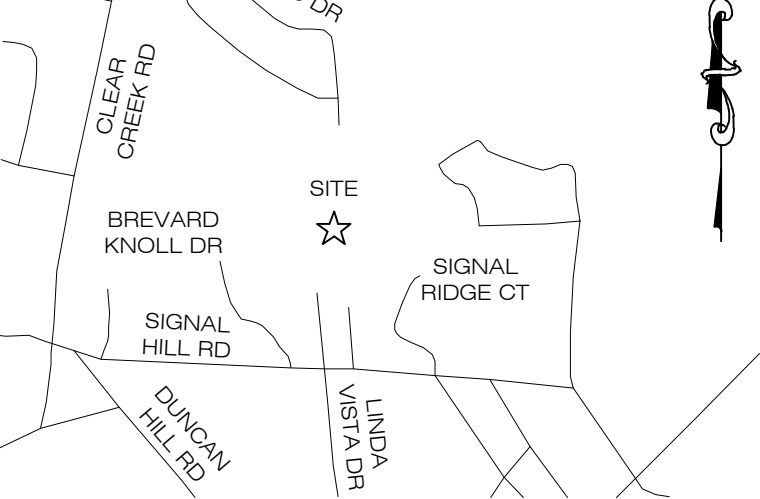
SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING IRON PIPE (EIP)
- ⊗ EXISTING SPINDLE (ES)
- ⊗ EXISTING PLANTED STONE (EPS)
- ⊗ EXISTING ANGLE IRON (EAI)
- #5 NEW IRON REBAR W/ ID CAP (NIR)
- C.S.D. CONTROL POINT
- ⊗ SANITARY SEWER MANHOLE (SMH)
- ⊗ SANITARY SEWER CLEAN-OUT (SCO)
- ⊗ WATER METER (WM)
- ⊗ WATER VALVE
- ⊗ UTILITY POLE
- ⊗ TELEPHONE PEDESTAL (TPED)
- ⊗ HISTORIC LOT NUMBER

LINE LEGEND:

- SURVEYED BOUNDARY LINE
- - - ADJOINERS DEED LINE (NOT SURVEYED)
- - - RIGHT-OF-WAY LINE
- - - SANITARY SEWER LINE
- - - SEWER EASEMENT LINE (APPROXIMATE)
- - - TIE LINE ONLY
- - - BRANCH
- - - OVERHEAD UTILITY LINE
- - - CHAIN LINK FENCELINE
- - - BOARD FENCELINE
- - - BARBED-WIRE FENCELINE
- - - MARKED WATER LINE (APPROX.)

VICINITY MAP (N.T.S.)



ABBREVIATIONS:

- NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PG...PAGE
PC...PLAT CABINET
PB...PLAT BOOK
SL...SLIDE
PIN...PARCEL IDENTIFICATION NUMBER
NAVD...NORTH AMERICAN DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
BG...BELOW GRADE
R/W...RIGHT OF WAY
ID...SURVEYOR'S IDENTIFICATION CAP
POL...POINT ON LINE
ENCR...APPARENT ENCROACHMENT
PT...PINCHED TOP
STA...STATION
S/W...SIDEWALK
CONC...CONCRETE
POL...POINT ON LINE
POB...POINT OF BEGINNING
P.A.I...DRAWN PER AERIAL IMAGERY
O.T...OIL TANK

TOTAL AREA OF SURVEY
13.73 ACRES
(EXCLUDING RIGHTS OF WAY)

CALLS WITH BOUNDARIES

LINE	BEARING	DISTANCE
L1	N 89°38'11" E	24.20'
L2	S 08°11'47" W	79.56'
L3	S 65°51'16" E	79.38'
L4	S 14°11'04" W	34.36'
L5	S 58°59'08" E	69.64'
L6	S 58°59'08" E	65.02'
L7	S 58°59'08" E	28.65'
L8	S 00°57'33" E	45.91'
L9	S 00°57'33" E	56.45'
L10	S 00°44'07" E	57.23'
L11	S 86°44'47" E	38.61'
L12	S 00°45'42" E	23.74'
L13	S 00°45'42" E	33.99'
L14	N 00°45'27" W	250.00'
L15	S 89°14'18" W	169.15'

CALLS WITH EASEMENTS

LINE	BEARING	DISTANCE
E1	S 13°22'27" W	39.61'
E2	S 63°47'09" W	39.28'
E3	N 45°04'22" W	42.83'
E4	N 01°20'28" W	97.45'
E5	N 54°48'08" W	58.59'
E6	N 34°54'10" E	38.69'
E7	N 01°20'28" W	50.76'
E8	N 76°14'29" W	17.48'
E9	N 54°48'08" W	17.06'

TIE LINES ONLY

LINE	BEARING	DISTANCE
T1	S 74°38'35" E	31.23'
T2	S 71°39'08" E	21.17'
T3	S 89°49'34" W	58.35'

THIS PLAT REPRESENTS AREAS BEING ANNEXED TO THE CITY OF HENDERSONVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31, BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE # _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CITY OF HENDERSONVILLE PLANNING BOARD, ON THIS DATE _____.

MAYOR CITY OF HENDERSONVILLE

ATTEST: _____
CITY CLERK

THE FOLLOWING INFORMATION WAS USED FOR THE SURVEY CONTROL:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.02' (H) & 0.02' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: HTK (VRS)
4. DATES OF SURVEY: 05/16/23
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR(S): 0.999775 @ LOCALIZED POINT
9. UNITS: US SURVEY FOOT

REFERENCES:

- DB 4053 PG 669
- PC B SL 180A
- DB 838 PG 434
- PB 2018 SL 11488
- PB 2017 SL 10971
- PC A SL 214A
- DB 3284 PG 387
- DB 3273 PG 78

PRELIMINARY - FOR REVIEW

RONALD JAMES CUTSHALL, P.L.S.

L-4563

ANNEXATION PLAT FOR:

SIGNAL HILL

HENDERSONVILLE, LLC

(OWNER OF RECORD: HERTA G. SUESS, TRUSTEE)

HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NC

0' 60' 120' 180'

DATE OF PLAT:	11/20/2025	REVISIONS		
DATE OF SURVEY:	05/16/23 THRU 12/21/23	NO.	DATE	DESC.
PROJECT NO.:	23-037_ALTA			
FIELD WORK:	CM/EL			
DRAWN BY:	RUC			
SCALE:	1" = 60'			
PIN: 9579-07-6259, 9579-06-5791, 9579-06-8308, 9579-06-7975, 9579-06-8117, 9579-06-8507				



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